

PLANNING & ZONING COMMISSION MEETING
Combined Town Council Work Meeting
November 19, 2014
6:30 p.m.

Council/Commission Members Present: John Stark, Jesse Sharp, Shannon Rasmussen, Mike Norman, Mayor Rinderknecht, Kyle Smith, Spencer Winn, Alyssa Petersen (recorder),

Townspeople Present: Lee Atwood (Paradise Public Works), Martell Lowe, Vic Little, Bruce Leishman, Travis Eborn, Paul Danielson, Steve Woolf, Ted Woolf, Judie Woolf, Timothy Christensen, Jenna Vee Woolf, Brady Woolf, Travis Sparks, Jennifer Willis, John Willis, David Little, Eric Andrus,

Woolf Lot- Ted, Steve, Jenna Vee, Judie, and Brady Woolf attended the meeting to discuss access to the lot at approximately 100 W. 8800 S. The Woolf's would still like to build on the "grandfathered" piece north of the small piece owned by Gary Miles on 8800 S. The Council wanted to have Brent Bateman the Utah State Ombudsman at the meeting, but unfortunately he was unable to make it to the meeting. The Woolf's sold the lot containing the home that was their mothers to David Little. When they sold that lot, they sold more than they had intended and have unintentionally "land-locked" the small piece that has been in question for the last multiple months. The new owner Mr. Little is willing to sell back 33 ft of the west-most piece of property so they can access the small "grandfathered piece" the Commission and Council stand by their decision not to let them build on that piece without frontage and don't feel that 33 ft would be acceptable to count as frontage on a public street as per Town Ordinances. The Woolf's feel that the reason there was more land accidentally sold to Mr. Little is due to the the revised legal description after a Lot Line Adjustment that was brought before the Town Council and Planning and Zoning about a year ago. Kyle suggested they talk to Brent Bateman and arrange a meeting when he can attend. Alyssa will find out when that is and email the Woolfs.

Danielson-Phase 2-Paradise County Estates: Paul Danielson attended the meeting to discuss the possibility of splitting a lot containing 2.44 acres into 2 lots by adding approximately 17 ft to the back of the lot to get the required 2.5 acres and to split it into 2, 1.25 acre lots. Paul and his Engineer Timothy Christensen brought in a plat map showing the lots and the utilities that are already present on 9500 S. directly in front of the lot. The only Concern with this lot was the fact that after adding some additional land onto the south end/back of this lot it would push the potential 9600 S. to the South another 17 ft. Chris (Town Engineer) didn't feel like this would be a problem and would still fit into Paradise's master plan/grid system.

PLANNING AND ZONING COMMISSION MEETING

November 19, 2015

7:30 p.m.

Commission Members Present-

John Stark, Jesse Sharp, Shannon Rasmussen, Mike Norman, Alyssa Petersen (recorder)

Excused:

Travis Baldwin

Townspeople Present-

Minutes: The minutes of October 22, 2015 were emailed to all the Commission members previous to the meeting.

Motion: Shannon Rasmussen made a motion to approve the minutes as written.

Second: Mike Norman

All in favor: All in favor, motion carries.

Lifestyle Homes-New Home-293 E. 8800 S. – Perry, with Lifestyle Homes, attended the meeting to answer any questions about the home they plan to build at 293 E. 8800 S. It is lot 10 of the Skylark Subdivision. He submitted a complete application along with home plans, septic approval and plans, legal description of the lot, and proof of the water shares that Skylark Subdivision owns as a group. The Skylark Subdivision is a little short on water shares, owning 30 Highline Irrigation shares as a group to share amongst 15.4 acres averaging 1.94 shares, when 3.75 Highline Irrigation shares are needed for an acre and a quarter. The Commission chose to approve this permit even with the secondary water shortage. They felt that the subdivision had been approved that way when it was subdivided and don't feel like they should require one person to purchase more shares, without making everyone else in the subdivision purchase additional shares.

Motion: Mike Norman made a motion to approve the permit.

Second: Shannon Rasmussen

All in favor: All in favor, motion carries.

Sparks-Garage-9095 S. 300 W. – The Sparks have an existing carport to the west/back of their home that they would like to tear down and build a new garage in its place. They turned in a complete application, water share information, legal description, and plans for the garage. They showed that their home had a 30 ft. setback from 9000 S., but in reality it only has a 22.6 ft. setback. The Commission asked them if they could build the garage 8 ft. back. As per city ordinance any new structure built has to have the minimum 30 ft. setback. The Stark's explained that they can't move the garage back from the road any more than shown on the plans which is flush with the house, due to the septic tank placement. The Commission didn't feel they could approve this garage the way the plans showed and only sitting 22.6 ft. from the road.

Motion: Shannon Rasmussen made a motion to deny the permit.

Second: Jesse Sharp

All in favor: All in favor, motion carries.

Calvin Burnett-Home Addition-8735 S. 300 W. – The Burnett's are planning on building an addition to the back of their home. They brought in a completed application, and a plan of the addition, they are still waiting on proof of water shares from Rob Lee.

Motion: Mike Norman voted to approve the application.

Second: Shannon Rasmussen

All in favor: All in favor, motion carries.

Travis Eborn-Lot Line Adjustment Discussion/Questions- Travis Eborn came in to discuss doing a potential lot line adjustment between his new at 8861 S. 100 W. and the lot he also owns as a rental home directly through the block to the west at 8860 S. 200 W. Currently the rental home sits on .63 of an acre and the Eborn's wanted to extend that lot line to the east another 65 ft to include a shop. The Commission told them they couldn't allow that adjustment as it would make the lot with the rental house a restricted lot because it wouldn't conform to the 1.25 acre minimum lot size. John also explained it could potentially restrict the lot their new home sits on to the east that is on 1.88 acres. Even though they would still have more than enough acreage, breaking it up and knowingly restricting the west lot could result in the east half being restricted as well. The Commission explained that a Lot Line Adjustment could be done if they chose to make the east lot 1.25 acres and the west lot 1.25 acres. The Eborn's did not want to do that.

Paul Danielson-Sketch Review-Paradise Country Estates Phase 2- Preliminary cannot be approved without easement for the new water line recorded, a perc test from the Health Department, and a plan for the fence that is required along the canal is presented.

Motion: Mike Norman made a motion to approve the Sketch review for 2 lots of the Paradise Country Estates Phase 2.

Second: Shannon Seconded that motion.

All in favor: All in favor, motion carries.

Motion to adjourn: Jesse Sharp made a motion to adjourn; Shannon seconded that motion, all in favor. Meeting adjourns as 9:14 p.m.